BOOK 1649 PAGE 525

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$20,500.00 Michael H. Maynard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 1972

Notary Public R. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael H. Maynard (NAME)	Mortgage Associates, Inc. (NAME)	3D-42392
217 Dellrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	84-15
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	45

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Franklin W. Kennedy et ux B. Frances Kennedy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael H. Maynard et ux Sandra A. Maynard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 31 on the Plan of Donelson Meadows as of record in Book 1835, Page 35, Register's Office, Davidson County, Tennessee.

SAID Lot No. 31 fronts 110 feet on the easterly margin of Dellrose Avenue and runs back 105 feet in an easterly direction to a point; thence running southerly 135 feet to a point; thence running 80 feet in a westerly direction to the beginning of a curve measuring 39.3 feet to the point of beginning.

BEING the same property conveyed to Franklin W. Kennedy etux B. Frances Kennedy by deed from Ruby D. Tyree as of record in Book 4463, Page 831, Register's Office, Davidson County, Tennessee.

THIS conveyance subject to the restrictions as of record in Book 412, Page 351; Book 1788, Page 509; and Book 1847, Page 469, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 217 Dellrose Avenue, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 19th day of October, 1972

Franklin W. Kennedy: Franklin W. Kennedy

B. Frances Kennedy: B. Frances Kennedy

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert L. Wells, a Notary Public in and for said County and State, the within named Franklin W. Kennedy et ux B. Frances Kennedy

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of October 1972

Commission expires 4/5/76

Robert L. Wells
Notary Public Robert L. Wells

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM FRANKLIN W. KENNEDY etux

TO B. FRANCES KENNEDY

MICHAEL H. MAYNARD et ux

SANDRA A. MAYNARD

B 8 1 4 6 0

IDENTIF. REFERENCE

OCT 25 11 22 AM '72

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldman
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

OCT 25 72	CONV	20,500.00		
OCT 25 72	S'TAX		A*	53.30
OCT 25 72	PR'FEE		A*	.50
OCT 25 72	W'DEED		A*	4.00
			*	57.80